

Can you please e-mail or fax me Solana Beach's 2 most recent Annual Housing Element Progress reports?

Are cities to report on permits issued vs. certificates of occupancy on completed units?

I just listened to SB's 3/25/09 hearing and they reported 9 lower income permits issued for accessory units which if built will only be deed restricted if they are rented. Encinitas tried this too and it's BS. People with these estate homes use them as offices or guest homes.

Catherine A. Rodman, Esq.
Affordable Housing Advocates
303 A Street, Suite 300
San Diego, CA 92101
(619) 233-8474/8441, ext. 2
Fax: (619) 233-4828
www.affordablehousingadvocates.org

Deed Restricted by Income Level?
Low Inc.

5 units built from 7/05 to 7/07

Report Date: 08/17/2009

Time: 8:26

SOLANA BEACH History Report
Housing Elements Receipt History by Jurisdiction

<u>Jurisdiction</u>	<u>Record Type</u>	<u>Review Status</u>	<u>Date Received</u>	<u>Date Reviewed</u>	<u>Date Adopted</u>	<u>Conditional Compliance</u>	<u>Analyst</u>	<u>Compliance Status</u>
SOLANA BEACH	ANNUAL	-	03/30/2009	-	-	-	-	-
	ANNUAL	-	09/18/2008	-	-	-	-	-
	ANNUAL	-	09/12/2007	-	-	-	-	-
	CONDITIONAL	IN REVIEW	09/12/2007	04/18/2008	-	-	P MCDougall	IN REVIEW
	ADOPTED	IN	12/18/2006	01/10/2007	08/24/2006	09/30/2007	P MCDougall	IN
	DRAFT	IN	03/20/2006	04/20/2006	-	-	P MCDougall	OUT
	INFORMAL	OUT	03/16/2006	03/16/2006	-	-	P MCDougall	OUT
	RESCIND	RESCINDED	10/19/2005	-	-	-	P MCDougall	RESCIND
	INFORMAL	OUT	09/03/2005	09/30/2005	-	-	P MCDougall	OUT
	DRAFT	OUT	05/16/2005	07/15/2005	-	-	P MCDougall	OUT
	ADOPTED	IN	12/14/1999	02/03/2000	11/16/1999	-	UN Assigned	IN
	DRAFT	IN	11/01/1999	11/12/1999	-	-	UN Assigned	OUT
	DRAFT	OUT	07/02/1999	08/16/1999	-	-	UN Assigned	OUT
	ADOPTED	OUT	06/05/1992	10/02/1992	-	-	UN Assigned	OUT
	DRAFT	OUT	09/03/1991	10/18/1991	-	-	UN Assigned	
	ADOPTED	OUT	12/05/1988	03/15/1989	-	-	UN Assigned	
	DRAFT	OUT	05/11/1988	08/09/1988	-	-	UN Assigned	

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643



January 10, 2007

Mr. David Ott, City Manager
City of Solana Beach
635 South Highway 101
Solana Beach, CA 92075

Dear Mr. Ott:

RE: Review of Solana Beach's Adopted Housing Element

Thank you for submitting Solana Beach's housing element adopted August 24, 2006 and received for review on December 18, 2006. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's April 20, 2006 review found Solana Beach's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the draft, the Department finds the element in compliance with State housing element law (Article 10.6 of the Government Code). However, as described in the April 2006 review, since the element strongly rests on **Site 8**, north of the coaster station (page 109), to **demonstrate adequate sites to accommodate Solana Beach's share of the regional housing need**, the Department's finding of compliance is conditioned on the approval of a **131-unit development application**, with **13 affordable to lower-income households**, on **Site 8**, or approval of other developments with equivalent residential capacity and affordability as indicated in the element. The finding of compliance is also conditioned on the **successful implementation of Program 1** to encourage residential capacity in **mixed-use development** and establish mixed-use development standards by September 2007.

The Department commends the City's commitment to promote a compact mix of land uses, housing choice and affordability. The housing element update provides a solid framework for Solana Beach to implement housing, transportation and land-use linkages that complement your Regional Comprehensive Plan. Further, a compliant housing element provides competitive advantage for important financial resources such as SANDAG's 2008 Transportation Development Act, TransNet Bicycle and Pedestrian.

Annual reports, required by Government Code Section 65400, are due to the Department by April 1. The City should use its annual general plan progress report to monitor and report on progress in meeting these conditions and notify the Department of the status of implementation by September 15, 2007. If the City has not met these



**CITY OF SOLANA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
TRANSMITTAL**

TO: Department of Housing and Community Development

FROM: Tina Christiansen, Community Development Director *TPSC*

DATE March 27, 2009

SUBJECT: Annual Housing Element Progress Report

As required by the State Department of Housing and Community Development, the City is transmitting a copy of its completed Annual Housing Element Progress Report.

HOUSING POLICY
DEVELOPMENT, HCD

MAR 30 2009

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Solana Beach

Mailing Address: Community Development Department
635 S. Highway 101, Solana Beach, CA 92075

Contact Person: Tina Christiansen Title: Community Development Director

Phone: (858) 720-2444 Fax: (858) 720-2448 E-mail: tchristiansen@cosb.org

Reporting Period by Calendar Year: from January 1, 2003 * to December 31, 2008

These forms and tables, (see samples – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the address listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

And

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

*Note: In order to more accurately represent progress toward meeting its regional share, the City has chosen to report housing activity for the full 7 ½ year period covered by the RHNA reporting period.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach
Reporting Period 1-Jan-03 31-Dec-08

Table A

Annual Building Activity Report

Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Income				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income				
622 Ridgeline Pl.	SF	R		1			1	ALU	1	
346 South Rios	SF	R		1			1	ALU	1	
403,5&7 N. Cedros	5+	R		3			25	RDA	3	
725 Seabright Lane	SF	R		1			1	ALU	1	
313 San Lucas Dr.	SF	R		1			1	ALU	1	
18 North Rios	SF	R		1			1	ALU	1	
11 S. Highway 101	5+	R		1			6	Inclusionary	1	
Total of Above Moderate from Table A2							122		122	
Total by income units Field 5) Table A							9		131	

ATTACHMENT 1

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Solana Beach	
Reporting Period	1-Jan-03	31-Dec-08

Table A2

Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	92	2	28			122

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Jurisdiction City of Solana Beach

Reporting Period 1-Jan-03 31-Dec-08

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2003	2004	2005	2006	2007	2008	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted											30
	Non-deed restricted											
Low	Deed Restricted			5	1	2	1				9	13
	Non-deed restricted											
Moderate	Deed Restricted											25
	Non-deed restricted											
Above Moderate*		53	41	19	22	20	5				122	-69
Total RHNA Allocation COG**		130										
Total Units		15	41	24	23	22	6				131	
Remaining Need for RHNA Period												

*During the period Jan. 1, 2003 and June 30, 2005 the City constructed sufficient units in this category to meet its RHNA allocation for the period Jan. 1, 2003 through June 30, 2010 and continued to provide housing in this category once the Housing Element period (July 1, 2005 through June 30, 2010) began. The City has fulfilled its regional share in this category and the "Remaining Need for RHNA Period". **COG pub. Contained math error, Tot.= 130, not 131

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach
Reporting Period 1-Jan-03 31-Dec-08

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65563. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	Deadline in H.E.	Status of Program Implementation
Encourage Mixed Use Development	Inventory sites and initiate planning	Sept-07-Sept-08	1 focus site identified, project app. in review
			Draft Inventory completed
			Mixed Use /Affordable Hsg. Wkshop held 11/13/08
Encourage Second Dwelling Units	Encourage affordable SU's	31-Jun-10	5 units issued bldg. permits from 1/2003-6/2008
	Prepare promotional materials	1-Mar-08	Promotional brochure completed/ distributed 3/1/08, workshop held 4/1/09
			6 units approved by CC & VAC, submittals for bldg. permits are pending.
Density Bonus Program	Update ordinance and implement	24-Feb-07	Completed, local ordinance amended 01/14/09 to conform with State Legislation
Inclusionary Housing Program	Ongoing	31-Jun-10	1 INC unit, low, issued bldg. permit
			1 INC project, "C. Greens" under consideration, with 5 low income units

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach

Reporting Period 1-Jan-03 31-Dec-08

Redevelopment and/or Replacement Housing	Ongoing	31-Jun-10	City set aside 3 INC units with Housing funds in June 2005
	Adopt funding strategy by year 3	1-Sep-09	Pending
Address and Mitigate Constraints	A. Review Inclusionary Program; B-D. Monitor permit processing & make code revisions; and E. Housing Element Report	A. 31-June-2007; B-D. 31-July 2006; E. Ongoing	A completed, B bldg. permit staff processing time red. By 50%, C and D admin. reg. completed, E submitted with this report.
Homeless Shelter/ Transitional Site ID	Ongoing/ within 1 yr. for definitions	31-June-2010	Completed: Admin. reg. issued
			City participates North County Coalition Program
Illegal Unit Conversion	Ongoing	31-June-2010	No conversions have been applied for
Preserve At Risk	Ongoing	31-June-2010	Continued to monitor
Section 8 Rental Assistance	Ongoing	31-June-2010	SDCHA continues to admin, Sect. 8, flyers distrib. in Spanish and English
Capital Improvements Program	Ongoing	31-June-2010	Continued to implement the CIP program
Condominium Conversion Policy	Ongoing	31-June-2010	No applicants during the last two years

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Solana Beach

Reporting Period 1-Jan-03 31-Dec-08

Residential Code Enforcement	Ongoing	31-June-2010	1 MF dwelling unit property case in process Other SF dwelling and MF cases are work w/o permit req'd. ongoing
Residential Rehabilitation	Ongoing	31-June-2010	No applicants during the last two years
Mortgage Credit Certificate (MCC)	Ongoing	31-June-2010	No applicants during the last two years
Distribute Fair Housing Information	Ongoing	31-June-2010	Housing Fair held Sept.-08 at city park